



SUBJECT: Consideration of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. **FIRST READING**

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT, PLANNING

BACKGROUND INFORMATION:

A proposed ordinance amendment was received from GHK Development, LLC, to amend Section 4.51, Self-Storage Facilities, of the Zoning Ordinance. The current ordinance provides standards for garage-style or drive-up self-storage buildings, for buildings up to 15 feet in height. This use is permitted by-right in the I-2 (General Industrial) Zoning District and as a Special Land Use in the I-1 (Light Industrial) Zoning District, on 5-acre or greater sites that do not abut residential zoning districts.

Novi's Zoning Ordinance does not provide standards compatible with the newer-style climate-controlled self-storage facilities, which are often located within buildings that consist of multiple stories. The applicant is proposing amendments to the ordinance to allow and provide standards for climate-controlled storage facilities, while proposing to maintain the current ordinance standards for the drive-up self-storage buildings. The climate-controlled storage buildings often have loading and unloading areas interior to the building, and therefore do not have as much external noise and outside activity as the drive-up style, self-storage buildings. The applicant is requesting that the climate-controlled storage facilities be permitted as a Special Land Use in the I-1 (Light Industrial) Zoning District when properties abut residential zoning districts, and in the I-2 (General Industrial) Zoning District as a permitted use subject to the required conditions and development standards of the I-1 (Light Industrial) Zoning District.

GHK Development is primarily interested in redeveloping the Novi Bowl site on the east side of Novi Road, south of Nine Mile Road, but any new ordinance standards would be available to any other property in the City that is eligible under the new standards. Since the amendment was first proposed, a number of potential applicants have reached out to the City to seek development or redevelopment of sites to allow the newer style climate-controlled self-storage, and it appears there is pent-up demand for these types of facilities, as well as available financing.

In addition to the proposed changes to the ordinance noted above, to allow the two different types of storage facilities, the ordinance changes as drafted include the following:

- Add definitions for both drive-up and climate-controlled self-storage facilities.
- Maintain the standards for drive-up self-storage facilities, with a few exceptions highlighted in the text.

- Clarify screening requirements for drive-up self-storage facilities.
- Allow climate-controlled self-storage facilities to be built on sites as small as 2 acres, unless the site abuts a residential zoning district, in which case the site shall be a minimum of 3 acres. A minimum of 5 acres will still be required for drive-up self-storage facilities.
- Allow climate-controlled self-storage facilities adjacent to residentially zoned property if the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property, and if the structure(s) is setback a minimum of 250 feet from nearest building edge to the nearest building edge of a structure located on a residentially zoned property.
- Allow for any principal permitted use in I-1 (Light Industrial) to be permitted as part of a mixed-use climate-controlled self-storage facility if the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and if such uses are not associated with the self-storage use of the site. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. Applicants have noted that mixing uses in the same building as climate-controlled self-storage is often compatible, with examples provided such as rental of meeting or conference space, or other short-term office purposes.
- Provide additional screening requirements when a site abuts a residential or office zoning district.
- Allow for both drive-up and climate-controlled facilities to be developed on the same site if the site is a minimum of 5 acres and does not abut residential (subject to the conditions stated within each section of the ordinance).
- Revise the parking standards for self-storage facilities to meet the intent of the proposed ordinance amendment, and to match other community's ordinances more closely.

Staff reviewed the proposed ordinance standards with the current zoning map of the City and found that a total of 83 properties in the Light Industrial and General Industrial Zoning Districts are more than 2-acres in size and potentially meet the requirements of the proposed ordinance amendment and could be developed as climate-controlled self-storage facilities. See attached map with the highlighted properties in yellow and green as the potentially eligible properties.

Of these 83 sites, only 6 sites are adjacent to residentially-zoned land and could be proposed for consideration with Special Land Use approval by the Planning Commission, provided that the nearest structure is setback a minimum of 250 feet from the nearest building edge of a structure located on residentially zoned properties, and if additional screening is provided. These 6 parcels are identified in yellow on the attached map. The additional screening that would be required if the properties are adjacent to residential zoning include the following:

- (1) a face brick wall not less than 8 feet in height, or
- (2) an 8 foot tall, opaque fence of vinyl or wood and a 10 foot wide landscaped greenbelt, or
- (3) a landscaped berm at least 4 feet in height that provides 80-90% opacity to a minimum height of 10 feet.

With any property line that abuts a public street (including exterior side lot lines), screening shall consist of a landscaped berm at least 3 feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of 6 feet in the required 40 foot setback yard space. These standards apply for both the Light Industrial and General Industrial Zoning Districts. In addition, the Planning Commission may require additional screening measures, as necessary.

The item was first brought before the Planning Commission on February 9, 2022, for preliminary discussion. At the meeting, the Planning Commission discussed the differences between climate-controlled and drive-up self-storage facilities, and reviewed the applicant's version of the ordinance

amendment and the modifications that staff proposed. Staff further revised the proposed text amendment to address these differences prior to the public hearing.

The Planning Commission considered the proposed ordinance amendment at a public hearing held at its March 23rd meeting, and forwarded **a favorable recommendation to the City Council to adopt staff's version of Text Amendment 18.299 Self-Storage Facilities.**

At the public hearing, there was discussion of the future of the self-storage industry and how this ordinance amendment would benefit the business community of Novi. Two members of the public spoke at the hearing, objecting to the amendment – one because of the proximity to his existing self-storage business, and to the nearby residential homes, and the other objected since he had previously requested approval of a self-storage building, but found that the ordinance did not allow it. Since the meeting, staff has received several inquiries from the business community regarding this zoning ordinance amendment, and minor adjustments have been made to the ordinance.

RECOMMENDED ACTION: Approval of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. **FIRST READING**

This motion is made for the following reasons:

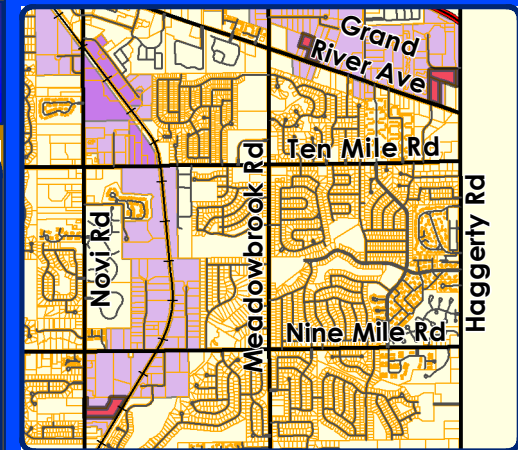
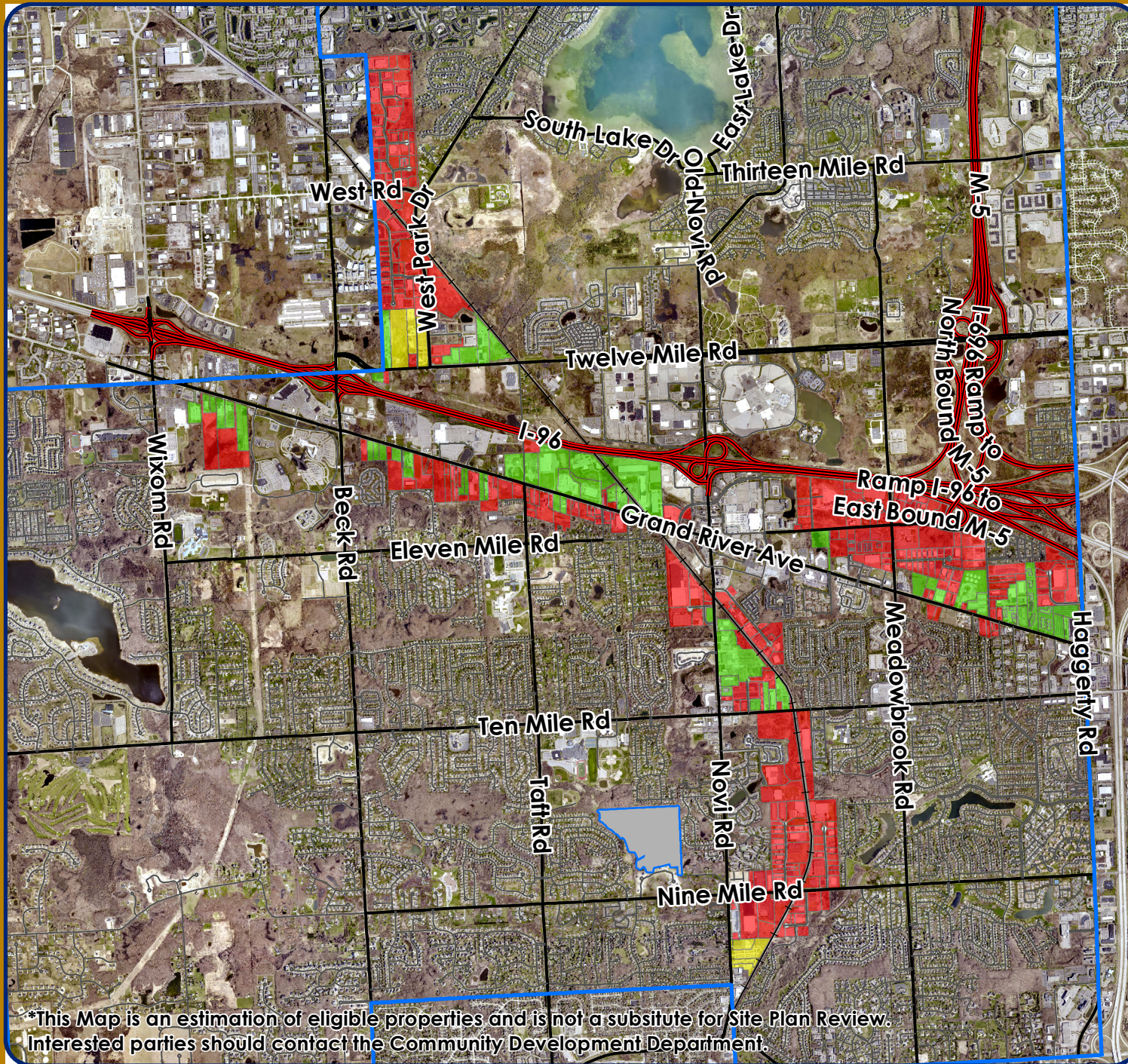
This ordinance amendments help to achieve certain aspects of the Master Plan for Land Use:

- a. Objective 10: *Maintain Quality Architecture & Design throughout the City* by requiring enhanced building facades that are visible from a public right-of-way or nonindustrial district, and
- b. Objective 17: *Retain and Support the Growth of Existing Businesses and attract new businesses to the City of Novi*, by providing an opportunity to provide climate-controlled self-storage facilities in the direction that the self-storage industry is headed, and
- c. Objective 18: *Ensure compatibility between residential and non-residential developments*, by ensuring that additional buffering and landscaping is required when climate-controlled self-storage facilities are proposed abutting residential districts.

MAPS

CLIMATE-CONTROLLED SELF-STORAGE PARCELS

INDUSTRIAL PARCEL MAP



INSET LEGEND

- Existing Self-Storage Facilities
- I-1: Light Industrial District
- I-2: General Industrial District

MAP LEGEND

- Eligible** *Known Consent Judgements have been removed from the Map
- No
 - Yes, near Residential
 - Yes



City of Novi

Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
 Date: 5/17/22
 Project: Climate-Controlled Self-Storage Facilities
 Version #: 1



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

*This Map is an estimation of eligible properties and is not a substitute for Site Plan Review. Interested parties should contact the Community Development Department.

SELF-STORAGE COMPARISION CHART

18.299 Self-Storage Facilities

<i>Municipality</i>	<i>Relevant Sections</i>	<i>Zoning Districts</i>	<i>Max Height</i>	<i>Min. Lot Size</i>	<i>Max Lot Coverage</i>	<i>Adj. to Residential</i>
Novi	Section 4.51	I-1 (Special) , I-2 (Permitted)	15 feet	5 acres	40%	Not allowed
Wixom	Section 18.09.040(E)	M-1 (Special), M-2 (Permitted)	40 feet, 60 feet	None	75% by impervious surface	Not allowed
Royal Oak	770-44; 770-62	G-1 (Permitted)	50 feet	None	None	Allowed, requires screening
Canton Township	Section 6.02.M	L-1 (Special)	50 feet	3 acres	None	Allowed with minimum setback of 40 feet unless adjacent to a public street or railroad right-of-way
Southfield	Section 5.185	I-1 (Special)	60 feet	None	None	Not specified
Lyon Township	Section 36.02; Section 19.02.T	I-1 (Special)	40 feet	3 acres	75%	50 foot setback + 5 feet for every 1 additional foot in height above 15 feet
Troy	Section 6.24	GB (Special), IB (Permitted)	40 feet, 3 stories (GB); 50 feet, 4 stories (IB)	-	40% (IB)	Allowed, requires screening
Farmington Hills*	Section 34-4.46.1	LI-1 (Permitted)	50 feet, 3 stories	None	None	Allowed, requires screening
Brighton*	Section 98-3.20	RM (Permitted)	35 feet, 3 stories	None	70%	Not specified
Commerce Township	Section 18.06	HRC (Special), I (Permitted)	35 feet, 3 stories (HRC)	20,000 sf (I)	None	Not specified
City of Northville	Section 16.12	CSO (Permitted), GCD (Special), SM-O (Special), PR-1 (Permitted), PR-2 (Permitted)	Dependent on Zoning District	2 acres	None	Allowed, requires screening
Northville Township	170-44.1(111)	I (Permitted), CI (Special)	50 feet (I), 30 feet (CI)	None	None	Not specified

*Note: These municipalities do not specifically regulate self-storage/mini warehouse but regulate warehousing generally

**18.299 DRAFT TEXT AMENDMENT
(STRIKE-THROUGH VERSION)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - 2-B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
 - 3-C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

~~4.D.~~ All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between ~~mini-warehouses~~buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.

~~5.E.~~ Maximum lot coverage may not exceed forty (40) percent.

~~6.F.~~ Maximum length of any ~~mini-warehouse~~building shall be two-hundred and fifty (250) feet.

~~7.G.~~ No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

~~8.H.~~ No storage outside of the ~~self-storage~~ buildings shall be permitted.

~~9.I.~~ Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

~~10.J.~~ The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot ~~tall, opaque fence of vinyl or wood~~chain link fence. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of ~~either (1) a face brick wall not less than six (6) feet in height, or (2) a six (6) foot tall, chain link opaque fence of vinyl or wood~~ and a ten (10) foot wide landscaped greenbelt, ~~except w~~With respect to the side of the property ~~which that~~ abuts a public street, including an exterior side lot line, ~~which shall provide screening shall consist of~~ a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.

~~11.K.~~ A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.L.~~ All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.M.~~ Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.N.~~ Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.O.~~ Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.P.~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.Q.~~ In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:

- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
- B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:
 - i. If the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property, and;
 - ii. If the structure(s) is setback a minimum of 250 feet from nearest building edge to the nearest building edge of a structure located on a residentially zoned property.
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
- E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- F. No storage outside of the self-storage buildings shall be permitted.
- G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.
- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
 - i. If the gross leasable area of such use(s) is ~~is~~ less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, except for limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. The Planning Commission may require additional amenities with such use(s).
- I. At a minimum, where the site abuts a residential zoning district or office zoning district, screening shall consist of (1) a face brick wall not less than eight (8) feet in height, or (2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet in height that provides 80-90% opacity to a minimum height of ten (10) feet. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial Districts. The Planning Commission may require additional screening measures, as necessary.
- J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

- K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
 - i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
 - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- M. The maximum building height shall be consistent with the zoning district that the site is located within.
- N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
- O. A demonstrated means of security and management shall be provided.
- 3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
<u>Mini-warehouses, Self-Storage Facilities</u>	<u>Five (5) spaces at the office, 1 space for each 100 storage units, with a minimum of five (5) parking spaces. Access to individual self-storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through-traffic flow.</u>

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 DRAFT TEXT AMENDMENT
(CLEAN VERSION)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
 - C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
 - D. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.

- E. Maximum lot coverage may not exceed forty (40) percent.
 - F. Maximum length of any building shall be two-hundred and fifty (250) feet.
 - G. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
 - H. No storage outside of the buildings shall be permitted.
 - I. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
 - J. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot tall, opaque fence of vinyl or wood. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of either a face brick wall not less than six (6) feet in height, or a six (6) foot-tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.
 - K. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.
 - L. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
 - M. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
 - N. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.
 - O. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
 - P. No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.
 - Q. In addition to requirements at Section 5.15, Exterior Building Wall Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.
2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:
- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
 - B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:

- i. If the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property, and;
 - ii. If the structure(s) is setback a minimum of 250 feet from nearest building edge to the nearest building edge of a structure located on a residentially zoned property.
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
- E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- F. No storage outside of the self-storage buildings shall be permitted.
- G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.
- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
 - i. If the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, except for limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use. The Planning Commission may require additional amenities with such use(s).
- I. At a minimum, where the site abuts a residential zoning district or office zoning district, screening shall consist of (1) a face brick wall not less than eight (8) feet in height, or (2) an eight (8) foot tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet in height that provides 80-90% opacity to a minimum height of ten (10) feet. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial Districts. The Planning Commission may require additional screening measures, as necessary.
- J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
 - i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-

- iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
 - L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
 - M. The maximum building height shall be consistent with the zoning district that the site is located within.
 - N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
 - O. A demonstrated means of security and management shall be provided.
3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
Self-Storage Facilities	1 space for each 100 storage units, with a minimum of five (5) parking spaces. Access to self-storage units shall provide for loading/unloading of vehicles without impeding through-traffic flow.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**EXCERPT FROM MARCH 23, 2022
PLANNING COMMISSION MEETING MINUTES**

CONSENT AGENDA - REMOVALS AND APPROVALS

There were not any consent agenda items.

PUBLIC HEARINGS

1. SELF-STORAGE FACILITIES TEXT AMENDMENT 18.299

Public hearing at request of the applicant, GHK Development, for Planning Commission's recommendation to City Council of Text Amendment 18.299 in order to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. This would allow for climate-controlled self-storage facilities.

Planner Carroll said before you tonight is a proposed text amendment to Section 4.51 of the Zoning Ordinance, which regulates the use standards for Self-Storage Facilities. The applicant is GHK Development, who is looking to potentially develop a self-storage facility on the current Novi Bowl site. Self-Storage facilities are permitted by right in the I-2 Zoning District and as a Special Land Use in the I-1 Zoning District. Just as a reminder, the current self-storage ordinance does not allow for climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. The current ordinance standards are more directly related to drive-up self-storage uses of single-story, fenced-in lots with an office. The applicant has submitted two proposed text amendments that were discussed previously. They are listed as option #1 and option #2 in your packet. Both would allow for the development of multi-story self-storage facilities, but option #1 maintains the traditional self-storage facility standards as a separate section and adds an additional section that regulates climate-controlled self-storage facilities. Meanwhile, option #2 integrates the standards together without splitting them apart.

Planner Carroll continued to say since the February 9, 2022, Planning Commission meeting, staff has made several changes to the proposed ordinance amendment based on Planning Commission feedback, comments received from another developer, and through additional research. These changes include clarifying the definition of self-storage facilities. There are two definitions now, one for drive up facilities and one for climate-controlled facilities, with access and humidity control being defining features. The climate-controlled facilities are primarily accessed from the interior and have humidity control, whereas the drive-up facilities are typically accessed from the exterior and do not have humidity control. In addition, the screening requirements were clarified. There is still a requirement to screen near residential and have a certain setback from residential buildings. Another change was the lowering of the site acreage requirement to 2 acres but only when the site abuts an industrial zoning district. It is still 3 acres when it abuts any zoning district that is not I-1 or I-2. The development of drive-up and multi-story, climate-controlled facilities on the same site would be allowable as long as the site is a minimum of 5 acres. They would each be subject to their respective section in the ordinance, but the 5-acre requirement would override the 3-acre requirement.

Planner Carroll concluded by saying in your packet there are three proposed text amendments, two applicant options and one staff option. Staff is suggesting that the staff option be considered for review and approval by the City Council as it takes elements of the applicant's request and combines it with some of the typical standards seen within the City and surrounding communities that help protect the health and wellbeing of Novi residents. The map displayed shows the current self-storage facilities in Novi: there are 2 at Haggerty and Grand River, one near Meadowbrook and Grand River, and one at Novi Road and Nine Mile which is fairly close to the Novi Bowl site. This next map displays where the current I-1 and I-2 districts are, for context of allowable lots for this use; if a self-storage facility were located adjacent to residential, it would be considered a special land use. Ultimately, the Planning Commission is asked tonight to hold the Public Hearing and make recommendation to the City Council regarding Text Amendment 18.299. The applicant's representative, David Landry, is here representing the

proposal, and staff is available to answer any questions.

David Landry said the applicant has an option to purchase what is now the Novi Bowl building to develop a single building, multi-story, climate control self-storage facility. The current ordinance does not allow for that. We approached the city last fall and had a concept meeting with the administration. We anticipated that we would need to seek variances for this use. The current ordinance states that an applicant must have 5 acres; we have 4.3. It also says you must have no more than 40 percent lot coverage; our proposed coverage is 44 percent. When we approached the city, they recommended we seek a text amendment since the city has been approached by several folks interested in climate-controlled storage facilities. That is where the industry is going, so that is what we did. I drafted two proposals: one separates the definition of climate controlled from non-climate controlled and the other lumps them together. The city prefers the separation, and they have made a few tweaks to that option, which we are fine with. We think the city did a good job incorporating the possibility of an applicant looking to do both types of facilities on one site, as Member Becker inquired at the last meeting we were on the agenda. Climate controlled facilities are the future of the industry; oblong, single story structures are still allowed, but they are not the focus of the industry any longer. Vehicles pull into the building to load and unload, which provides more security. We are in full support of the city's recommendation to City Council, and we hope the Planning Commission will support it as well.

Brandon Buetter, 21875 Novi Road, said I am one of the residents adjacent to the Novi Bowl property. We also own Estate Storage at 21650 Novi Road. We've owned it for about 40 years now; my grandfather built it in 1986. I have been there for about 14 years now, and we are still family owned. The proposed ordinance amendment is opening a box that cannot be closed. Self-storage is a booming business that is trying to get in anywhere it can by any means necessary. We own the acreage surrounding the Novi Bowl property. There are industrial pockets in Novi where multi-level storage can comply with the master land use plan as it stands. The Novi Bowl property is not in compliance for three reasons: it does not meet the 5-acre requirement, it does not allow for development of multi-story structures, and it is adjacent to residential. Novi Road is a heavily residential corridor, so it makes this an improper fit for that piece of land. The developers have two options. One option is to find another suitable piece of land for their development. Their other option is to try to change our city structure to accommodate their business plan while also securing a competitive edge over existing businesses who have worked to align with the current city ordinance. I think we owe it to our residents and businessowner to proceed with extreme caution on this. We shouldn't change our community to accommodate their business plan; they should change their business plan to accommodate our community.

Mike Storm, 22126 Beck Road, said I take issue with this proposal because I had a 5-acre parcel on Grand River, and I went through the site plan review process to have a storage facility there. I met the 5-acre requirement, but I backed up to residential. Therefore, the planning division did not want to support a storage facility at that site.

Seeing no correspondence and that nobody else wished to participate in the public hearing, Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Verma said I noticed that Novi's height limit is 15 feet. However, some surrounding cities have 40 to 60 foot limits. Why does Novi have such a low height limit?

Planner Carroll said that is the current standard for single-story drive-up self-storage structures. In I-1, Novi's height limit is 40 feet, and in I-2 the height limit is 60 feet.

Member Verma asked what is the current height of the Novi Bowl building?

Planner Carroll said I don't know the height of the building off hand, but I can look into it.

Member Verma asked then are they renovating the existing building and then building an additional structure next to that?

Planner Carroll said correct. The drive-up lane will be on the back portion of the site, and it will connect the new structure and the renovated portion.

Member Roney said, I believe I brought this up back in February, but this public hearing is not about the Novi Bowl Property. It is about an ordinance change within the city to allow for climate-controlled storage facilities. When the Novi Bowl property comes to us, that would be reviewed under this ordinance. So, the question here is whether we want to expand the ordinance to allow these types of facilities in the city at any level; we need to separate that from the Novi Bowl property.

Member Lynch said Commissioner Dismondy mentioned that this is where the industry is headed at the last meeting during which this item was discussed. We want to do what is best for the city, and I think the smaller the footprint we can enforce and being able to control the climate in these types of facilities probably is a good thing for the city. I don't think it precludes any current property owner from abiding by the new ordinance and expanding their business. I was disappointed to hear someone was turned down, but that was based upon the ordinance at that time. That still bothers me, but this amendment to the ordinance would then allow the same individual to get that use approved.

Member Becker said philosophically, I am all for making the text of an amendment or ordinance very specific, rather than making it general and having to give out several variances down the line. I think this is the right way to go; we should make the ordinance the way we want it and amend it later if need be. Of the existing self-storage facilities in the city, how many of them are climate controlled versus drive-up, not climate controlled?

Planner Carroll said all of them are drive-up from what I can tell from aerial photos. They do not have full climate control capability; they may have some form of temperature control, and some single-story facilities do have that in other places.

Member Becker asked would this text amendment change the ordinance so we could approve a single-story, climate-controlled storage facility?

Planner Carroll said correct.

Member Dismondy said in my opinion, this is not where the industry is heading – it is already there. There is evidence around metro-Detroit and all over the country as well. To be clear, this is a text amendment for general purposes, not just in favor for one developer. The developer, from what I've gathered, is a national self-storage developer that brought it to our staff's attention that our ordinance might be a little bit outdated in this area.

Member Avdoulos said I agree with my fellow Commissioners. This is a focus on an amendment and not a piece of property, even though it stems from the desire to develop a particular lot.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Text Amendment 18.299, motion to recommend approval to City Council to amend the Zoning Ordinance at Section 2.2, Definitions; at Section 4.51, Self-Storage

**EXCERPT FROM FEBRUARY 9, 2022
PLANNING COMMISSION MEETING MINUTES**

the city a given project would exist in. What we're basing our judgement on tonight is associated with the special land use permit. All other things being equal – parking, noise, etcetera – they are all understandable things relative to how you may feel about this proposal. However, we must look at this based on the ordinances placed in front of us that the city has adopted over years. Inside the special land use permit regulations, the ordinance calls out that we must make the judgement relative to the compatibility of this use to the adjacent area. The lack of secure fencing, lot size under the minimum requirement, and the lot not abutting a major thoroughfare are all items that we must base our decision on. While I appreciate the applicants coming forward tonight, they do not meet the standards set for a special land use permit, and I cannot objectively support this.

Motion made by Member Lynch and seconded by Member Roney

In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to deny the Special Land Use permit because the site does not comply with the following ordinance standards, which are qualifying conditions:

- a. **Relative to other feasible uses of the site:**
 - i. **The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, because the proposed use lacks the proper site acreage, site screening, and access; and**
- b. **Lack of secure fencing and screening in the backyard as required by Section 4.12.A.i of the Zoning Ordinance; and**
- c. **The subject site is only 0.24 acres, which is below the minimum requirement as required by Section 4.12.A.ii of the Zoning Ordinance; and**
- d. **The subject site does not abut a major thoroughfare as required by Section 4.12.A.vii of the Zoning Ordinance.**

ROLL CALL VOTE TO DENY THE SPECIAL LAND USE FOR JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE HOME MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion to deny the Special Land Use for JSP20-27 Griffin Novi to City Council. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. INTRODUCTION TO TEXT AMENDMENT - SELF-STORAGE FACILITIES

Introduction of Text Amendment 18.299 to update Section 4.51, Self-Storage Facilities, to allow for climate-controlled multi-story self-storage facilities throughout the City of Novi as a special land use in the I-1 Light Industrial, Zoning District, and as permitted by right in the I-2 General Industrial, Zoning District.

Planner Carroll said before you tonight is a proposed text amendment to Section 4.51 of the Zoning Ordinance, which regulates the use standards for Self-Storage Facilities. The applicant is GHK Development, who is looking to potentially develop a self-storage facility on the current Novi Bowl site. Self-Storage facilities are permitted by right in the I-2 General Industrial district and as a special land use in the I-1 Light Industrial district. The applicant could not be here tonight, but he sends his regards. Over the past few years, the City has seen increased interest in climate controlled multi-story self-storage facilities from multiple parties. The current self-storage ordinance does not allow for multi-story climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. The current ordinance standards are more directly related to traditional self-storage use of single-story, fenced-in lots with an office. The applicant has submitted two proposed text amendments, listed as option #1 and option #2 in your packet, and there is a third staff option as well that provides some additional standards. The first option provided by the applicant splits the ordinance into two

sections. The first section would stay the same, maintaining the traditional self-storage facility regulations, and a second section would be added as provisions for climate-controlled facilities. The second applicant-provided option has everything listed under the same section with some additional text changes. The staff option takes a similar route as the first applicant-provided option, but it adds some provisions based on conditions of some surrounding communities. Some of the items to note are the building setbacks would be consistent with the zoning district, there would be some additional screening requirements, the lot size is reduced a bit, there would be an allowance of additional building height, and there would be an allowance of facilities near residential areas if they meet certain conditions as listed within the draft amendment. The Planning Commission is asked tonight to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming meeting. Staff is available to answer any questions.

Member Dismondy said in my career, I do commercial real estate finance, and this asset class is one of the easier things to finance now. You'll probably start seeing a lot of these pop up in the metro Detroit area and around the country. It's interesting because it is progressive. This is the next step for climate-controlled storage. Additionally, we are going to start seeing big box retail buildings that lost a tenant being retrofitted by storage companies. I don't know if we'd like to consider that as a part of this amendment, or if we would rather focus on the amendment as it pertains to this particular developer.

Member Lynch said that is a good point – why not get it all done at once? I'm happy with the draft recommended by the staff, but Commissioner Dismondy brings up a good idea. We're going to have to address this sooner or later, and we know that reuse is going to become necessary in certain areas. If the staff would be open to it, I'd like to see Commissioner Dismondy's recommendation considered.

City Planner McBeth said that is an interesting idea, though we haven't looked into it at all. Our recommendation is somewhat tagging onto the applicant's request, and they are eager to take the next steps following a decision on the amendment. I wonder if we should consider this idea as we move forward with the Master Plan and as we think about what to do with our aging malls and other locations.

Member Lynch said I just don't want this to fall off the table, considering everything that is going on in the market right now.

Member Becker said does the owner of the proposed development also own the self-storage that is immediately to the south of Novi Bowl?

Planner Carroll said that it is a different company.

Member Becker asked because I don't know, and not because I'm challenging it, is there a reason why we are suggesting language that establishes a minimum acreage of 5 acres for single story buildings but a minimum of 3 acres for multistory buildings?

Planner Carroll said 5 acres is the current requirement, so that was left in for traditional units. The 3-acre requirement was based on research of other communities and their requirement for lot size for these types of facilities.

Member Becker asked is there a need for the suggested ordinance text to address what is required for a development that includes both single and multi-story temperature-controlled buildings? It seems like we are treating them as if it will be one or the other. Will this apply for a developer who wants to do both?

Planner Carroll said I know that both are covered either way. That is a good question, though, and it is something we can look into.

Member Becker said we mention climate control storage as if it were only feasible in a multistory building. Could this become an issue if an applicant comes to us with a proposal for a single-story building, which set of requirements are applicable?

Planner Carroll said that is something else that staff will have to investigate.

Member Roney said the suggestion is to schedule a public hearing. The public hearing would be on the storage unit amendment overall. It wouldn't be on the property itself, correct?

City Planner McBeth confirmed that Member Roney's statement was correct.

Member Verma asked are they going to demolish the Novi Bowl building to construct their own building?

Planner Carroll said if I'm not mistaken, a portion of it is supposed to be renovated.

City Planner McBeth said we have seen a couple of plans for that, but unfortunately the applicant is not here tonight to answer that. We will have information on whether it is partial renovation or a completely new building for the public hearing.

Motion made by Member Lynch and seconded by Member Verma.

ROLL CALL VOTE TO SET A PUBLIC HEARING FOR TEXT AMENDMENT 18.299 FOR A FUTURE PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion to set a public hearing for Text Amendment 18.299 for a future Planning Commission meeting. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were not any consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth said just a reminder, we have that joint training between the Zoning Board of Appeals and the Planning Commission on March 2 in the evening. The two groups will meet at the beginning, and then they will split up to discuss items specific to each group.

AUDIENCE PARTICIPATION

Nobody wished to speak during the final audience participation.

ADJOURNMENT

Motion made by member Lynch.

VOICE VOTE TO ADJOURN THE FEBRUARY 9, 2022 PLANNING COMMISSION MEETING MOVED BY MEMBER LYNCH.

Motion to adjourn the February 9, 2022 Planning Commission meeting. Motion carried 6-0.